

# \$1,075,000 - 22 Mahogany Passage Se, Calgary

MLS® #A2208494

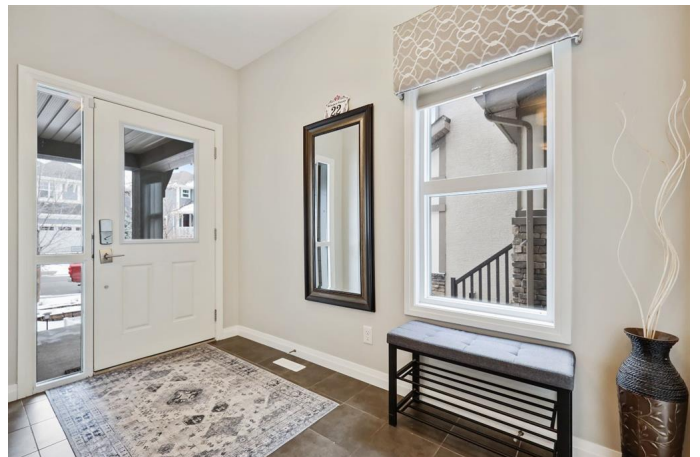
**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 2,545 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to this exceptional walk-out home in the highly sought-after lake community of Mahogany! Thoughtfully designed and fully developed, this home offers an incredible blend of luxury, functionality, and versatility. Step inside to discover a gourmet kitchen that will impress any chef. Featuring double islands, a double wall oven, a gas cooktop, and ample cabinet and counter space, this kitchen is both beautiful and highly functional. The open-concept dining and living area is designed for effortless entertaining, centered around a cozy gas fireplace and large windows that flood the space with natural light. Step out onto the spacious deck, where you can take in the views of the beautifully landscaped yard. Upstairs, you'll find a huge primary suite that serves as a private retreat, complete with a spa-like 5-piece ensuite featuring his and hers vanities and closets,. A centrally located bonus room offers additional living space. Two generously sized bedrooms, a full bathroom, and a convenient upstairs laundry room complete this well-appointed level. The fully finished basement adds incredible flexibility to this home. On one side, you'll find a self-contained illegal suite, while the other side features a spacious recreational area. Additionally, the non-suited side includes a rough-in for another bathroom. The backyard offers low-maintenance landscaping, providing plenty of space to enjoy outdoor living. The additional single detached garage ensures secure parking and extra storage. Located in



Calgary's premier lake community, this home offers exclusive access to Mahogany Lake, parks, walking trails, and an abundance of nearby shopping, dining, and schools. Don't miss out—schedule your showing today!

Built in 2015

### Essential Information

MLS® #	A2208494
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,545
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K5

### Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	5
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

## Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Cooktop, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Garden
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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